| 071.0 | 0001 | 0018.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 902,000 | / | 902,000 |
| USE VALUE: | 902,000 | / | 902,000 |
| ASSESSED: | 902,000 | / | 902,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 70 | | BEVERLY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MOLINA ALEJANDRO BARRIENTOS |
| Owner 2: | SANDOVAL ELIA |
| Owner 3: | |
| Street 1: | 70 BEVERLY RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MOLINA ALEJANDRO BARRIENTOS - |
| Owner 2: | - |
| Street 1: | 70 BEVERLY RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Clapboard Exterior and 2087 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10253.000 | 392,700 | | 509,300 | 902,000 |
| Total Card | 0.235 | 392,700 | | 509,300 | 902,000 |
| Total Parcel | 0.235 | 392,700 | | 509,300 | 902,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.24 | /Parcel: 432.24

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 45123 | | | 11/03/18 |

!6030!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 392,700 | 0 | 10,253. | 509,300 | 902,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 379,800 | 0 | 10,253. | 509,300 | 889,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 379,700 | 0 | 10,253. | 509,300 | 889,000 | 889,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 305,700 | 0 | 10,253. | 509,300 | 815,000 | 815,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 305,700 | 0 | 10,253. | 436,600 | 742,300 | 742,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 305,700 | 0 | 10,253. | 407,500 | 713,200 | 713,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 305,700 | 0 | 10,253. | 349,200 | 654,900 | 654,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 287,400 | 0 | 10,253. | 312,900 | 600,300 | 600,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:11:27 |

**LAST REV**

| Date | Time |
|---|---|
| 10/13/20 | 11:13:41 |
| mmcmakin | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 45123 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6030

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MOLINA ALEJANDR | 1562-97 | 1 | 9/9/2020 | Convenience | 1 | No | No | | |
| HILL ROBERT F & | 1525-79 | | 4/20/2018 | Estate/Div | 860,000 | No | No | | ROBERT HILL D.O.D. 11/21/2017 BK 820 PG 118 C |
| | 820-118 | | 6/26/1972 | | 42,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/26/2018 | 505 | Inter Fi | 18,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/3/2018 | Inspected | BS | Barbara S |
| 10/22/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/1/2018 | Mail Update | MM | Mary M |
| 5/28/2009 | Measured | 189 | PATRIOT |
| 11/17/1999 | Inspected | 264 | PATRIOT |
| 11/2/1999 | Mailer Sent | | |
| 10/12/1999 | Measured | 267 | PATRIOT |
| 11/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10253 | | Sq. Ft. | Site | | 0 | 70. | 0.71 | 4 | | | | | | | | | 509,316 | | | | | | 509,300 | |

| Total AC/HA: | 0.23538 | Total SF/SM: | 10253 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 509,316 | Spl Credit | | Total: | 509,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | 8 - Brick Veneer | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.26547480 |
| Const Adj.: | 1.00490558 |
| Adj $ / SQ: | 139.885 |
| Other Features: | 95500 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 482488 |
| Depreciation: | 89743 |
| Depreciated Total: | 392745 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

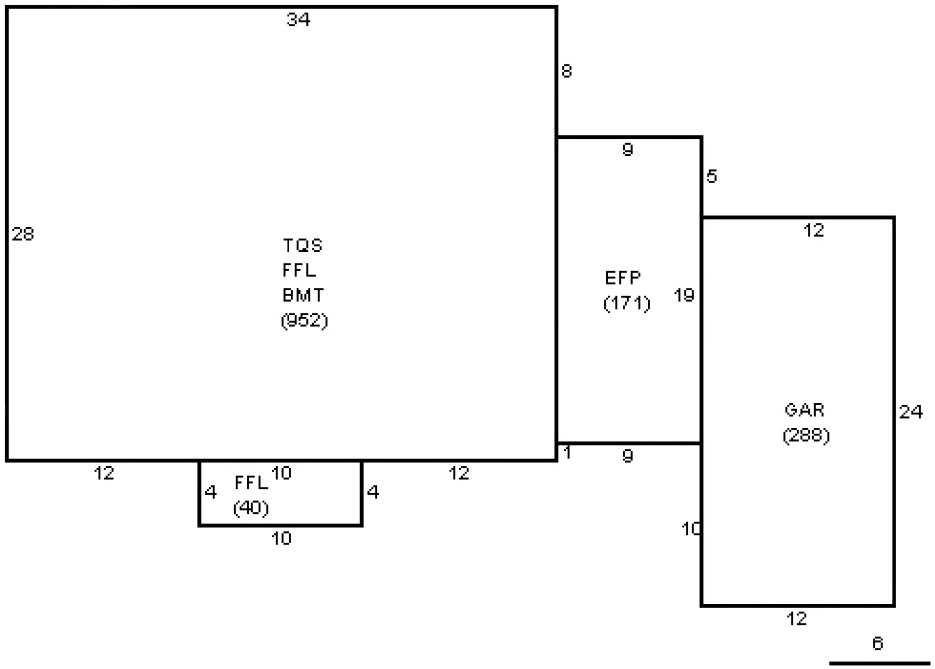
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 169.26 |
| Special Features: | 0 | Val/Su Net: | 125.99 |
| Final Total: | 392700 | Val/Su SzAd | 230.19 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 992 | 139.890 | 138,766 |
| BMT | Basement | 952 | 52.880 | 50,338 |
| TQS | 3/4 Story | 714 | 139.890 | 99,878 |
| GAR | Garage | 288 | 23.800 | 6,853 |
| EFP | Enclos Porch | 171 | 43.360 | 7,414 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,117 | | | Total: | 303,249 |
| Size Ad | 1706 | Gross Area | 3355 | FinArea | 2087 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 40 | A | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 071.0-0001-0018.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |

## IMAGE

AssessPro Patriot Properties, Inc